Instructions and Definitions for HUD-136.1, Gross Flow of Mortgage Loans and HUD-136.2, Mortgage Loan Commitments

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

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A. General Instructions

A.1. Reporting Time. Monthly report forms **Gross Flow of Mortgage Loans** (HUD-136.1) and **Mortgage Loan Commitments** (HUD-136.2) should be completed and forwarded to the U.S. Department of Housing and Urban Development with the least possible delay, no later than 21 days after the end of the month.

A.2. Completion of Forms. During the first six months, fill out the two report forms to the extent feasible on the basis of available records. By April, the forms should be fully completed. Report all entries in thousands of dollars. Do no report number of transactions (loans).

A.3. Branches. If your bank has domestic branches, report consolidated figures for the head office and all domestic branches.

A.4. Accounting Basis. All entries should be reported on a "disbursement basis" accounting system; that is, entries are made in the loan origination or loan purchase tabulations as funds are actually disbursed and posted on the books. Under this disbursement system, where a loan is made pursuant to a forward commitment, the outstanding commitment is reduced by the amount of the loan disbursement.

A.5. Double Counting. To avoid double counting of the same loan among the different lender groups that comprise the comprehensive data system, entries should relate only to those loans where your bank acts as a principal. That is, include only those loans that your bank acquires in its own name and counts as part of its holdings in its balance sheet. Exclude any loans your bank acquires in the name of, or for the account of, another lender.

A.6. Loans to Be Reported. Entries should relate to all mortgage loans secured by liens on real properties located in the United States and such outlying areas as Puerto Rico, Virgin Islands, Guam, and the Canal Zone. Exclude any loans for properties located in Canada or other foreign countries.

B. Instructions for Preparing HUD-136.1–Gross Flow of Mortgage Loans

B.1. Object of Reporting. This form is designed to provide information on the principal mortgage lending transactions of loan originations, loan purchases, loan sales, and loan repayments and other terminations. Loan originations, purchases, and sales should be tabulated on the basis of actual transactions. Contrariwise, loan repayments and other terminations should be calculated as a residual, as explained below under **Reconcilement with Outstanding Balances** (Section B.5).

B.2. Delineations of Data to Be Reported. The form consists of four parts, identified in the left-hand column: Part A–Land Loans, Part B–Construction Loans, Part C–Long-Term Mortgage Loans, and Part D–Grant Total.

Part A. Land Loans is not further divided.

Part B. Construction Loans is broken down by type of property: 1.1-4 Family Nonfarm Homes, 2. Multifamily Residential Properties, 3. Nonfarm Nonresidential Properties, 4. Farm Properties, and 5. Total Construction Loans.

Part C. Long-Term Mortgage Loans has the same breakdown by type of property, but the residential loans are further divided into types of loans–FHA-Insured, VA-Guaranteed, and Conventional.

With respect to originations of long-term mortgage loans, there is one further subdivision—originations of loans on new properties and originations of loans on existing properties. Entries of such long-term originations should be made under columns 2 and 3, as appropriate.

B.3. Reporting of Transactions

B.3.a. Loan Originations are to be reported under column 4 in amounts that equal the sum of the loan originations posted during the month by your bank at the time of loan closings (or comparable action, in the case of construction loans) and are thereafter counted as part of its mortgage loan holdings. As explained above (with respect to accounting basis), the amount of originations to be reported is to be in terms of actual disbursements.

A loan origination should be reported for the month during which the loan closing (or comparable action) occurs and is posted on your books. To the extent possible, report refinancing of an outstanding loan on a gross basis; that is, add the amount of the outstanding loan being refinanced to that of the additional loan being made. Then record the previous outstanding balance under Repayments and Other Terminations.

Loan originations for construction loans and long-term mortgage loans should be reported under column 4 on the appropriate lines delineating type of property for which the loans are made. Also report originations of long-term loans on the appropriate lines delineating type of property for which the loans are made. Also report originations of long-term loans on the appropriate lines delineating type of loan. In addition, under columns 2 and 3, distinguish the long-term mortgage loans between loans on new properties and loans on existing properties.

B.3.b. Loan Purchases should be reported for the month in which your bank takes title to, or agrees to take delivery of, the loans and posts such loans on its books, even though delivery of the loans may occur some time later. The amount of loan purchases to be reported is the amount your bank posts on its books.

Report purchases of long-term mortgage loans under column 5 on the appropriate lines for type of property and type of loan. In the case of a participation loan made with another institution, record the amount of participation in long-term loans taken by your bank.

The form does not provide space for entries on purchases (or sales) of construction loans, even though purchases and sales of participations in large construction loans sometimes occur. This was omitted because the information has minimal economic significance.

Where there are participations in a construction loan, the lead bank should count the entire amount of the construction loan as its loan origination. The other participating banks should not report any "purchase" of this construction loan. Consequently, when construction is completed, the other participating banks should not report any "resale" of the construction loan to the lead bank in anticipation of a takedown of the "permanent" loan by the long-term investor. Instead, at the time of takedown, the lead bank should report a repayment (under column 8) of the entire construction loan.

B.3.c. Loan Sales should be reported for the month in which your bank transfers title to, or agrees to make delivery of, the mortgage loans and removes such loans from its books. The amount of loan sale to be reported is the amount your bank removes from its books.

Sales of long-term mortgage loans should be reported under column 7 on the appropriate lines for type of property and type of loan.

B.3.d. Repayments and Other Terminations (column 8) should not be tabulated separately. Instead, they should be calculated as residuals in the manner described below under **Reconcilement with Outstanding Balances** (Section B.5).

B.3.e. Total Loan Acquisitions (column 6) equal the sum of Loan Originations (column 4) and Loan Purchases (column 5). The form is so designed that total loan acquisitions need be computed and reported only for long-term mortgage loans (Part C).

B.3.f. Total Loan Dispositions (column 9) equal the sum of Loan Sales (column 7) and Repayments and Other Terminations (column 8). Total loan dispositions need be reported for long-term mortgage loans only if there are entries under column 8 as well as under column 7.

B.4. Distinction Between Construction Loans and Long-Term Loans. In the case of newly constructed properties, a separate accounting should be made of the construction loan used to finance the physical construction of the property and of the long-term loan used to finance the acquisition of the property. Accordingly, the reporting form distinguishes construction loans from long-term loans, with each having its own cycle of acquisition and disposition.

When physical construction of the property is completed, or when the long-term loan is taken down by the long-term investor, an entry should reflect a repayment of the construction loan for the month during which this occurs. Depending upon the circumstances detailed below, there may or may not be a corresponding entry reflecting an origination of the long-term loan. This separate accounting for the construction loan and for the long-term loan should be made irrespective of whether your bank records a repayment of the construction loan and an origination of the long-term loan by transferring the loan from one account to another. The entries to be made are as follows:

B.4.a. Construction Loan and Long-Term Loan to Be Made by Same Lender. If your bank is making both the construction loan and the long-term loan, near the date of construction completion, show a repayment under column 8, for the construction loan, and an origination under column 2, for the long-term loan on the completed "new property." Such entries should be made for income properties (multi-family residential or nonresidential properties) as well as for 1-4 family homes, even though there is no separate closing of the long-term loan and the long-term loan is supported by the same legal documents as the construction loan.

B.4.b. Construction Loan by One Lender, Long-Term Loan by Another Lender–1-4 Family Homes. When your bank makes the construction loan in anticipation of a long-term loan by another lender, the common practice, in the case of loans on 1-4 family homes, is for the bank to close the long-term loans in its own name and then sell (or assign) these long-term loans to other investors. Since your bank becomes the holder of the long-term mortgage notes from the time of closing until they are sold, at the time of closing of the long-term loan your bank should show, under column 8, a repayment of the construction loan and, under column 2, an origination of the long-term loan on the completed new property.

B.4.c. Construction Loan by One Lender, Long-Term Loan by Another Lender–Income Properties. In the case of income properties (multifamily residential or nonresidential properties), if your bank makes the construction loan in anticipation of a long-term loan by another lender, the common practice is for the bank to transfer the loan (usually by assignment) to the long-term lender on the stipulated takedown date. In such a situation your bank should show under column 98 a repayment of the construction loan for the month in which the takedown occurs, and the long-term investor should show under column 2 an origination of the long-term loan.

B.5. Reconcilement with Outstanding Balances. Under columns 1 and 10, space is provided for a delineation of outstanding loan balances as of the beginning and end of the month, respectively. As soon as it become possible to distinguish your bank's holdings of construction loans from its holdings of long-term loans, appropriate entries should be made under columns 1 and 10 by the property type and loan type breakdowns shown in the left-hand stub. Until these delineations can be made, show only the Grand Total outstanding loan balances under columns 1 and 10.

When there is a full array of entries under columns 1 and 10, repayments and other terminations should be calculated as a balancing residual for each line where transactions are reported and entered under column 8. This residual equals the sum of the Beginning Outstanding Balance (column 1) plus Total Acquisitions (column 6) minus the sum of Loan Sales (column 7) and Ending Outstanding Balance (column 10). For land loans and construction loans, substitute the figures under Total Originations (column 4) for Total Acquisitions (column 6).

B.6. Specific Instructions: Entries on Lines

B.6.a. Stage of Construction. All mortgage loans must be reported under one of the following parts:

1. **Land Loans** are loans on vacant land.
2. **Construction Loans** are loans for property under construction (including substantial additions to an existing property).
3. **Long-Term Mortgage Loans** are long-term or "permanent" loans on properties, the construction of which has been completed, or on properties previously occupied.

B.6.b. Property Types. All construction loans and all long-term mortgage loans must be classified under one of the four property categories shown in the left-hand stub of Parts B and C (1-4 Family Nonfarm Homes, Multifamily Residential, Nonfarm Nonresidential, and Farm Properties). Line 5 of Parts B and C, respectively, equals the sum of lines 1 through 4.

B.6.c. Loan Types. Long-term loans on 1-4 family nonfarm homes should also be broken down into (a) FHA-Insured, (b) VA-Guaranteed, and (c) Conventional loans; and the sums of these three sets of entries should be entered on line d of Part C.1. Similarly, long-term loans on multifamily residential properties should be broken down into (a) FHA-Insured and (b) Conventional loans, and the sums of these two sets of entries should be entered on line c of Part C.2.

B.6.d. Grand Total. Equals the sum of lines A, B.5, and C.5.

B.7. Specific Instructions: Entries under Columns

Column 1. Beginning Outstanding Balance: Enter total loans outstanding, gross of valuation reserves, as of the beginning of the month.

Column 2. New Properties: Enter total long-term mortgage loans originated during month (closed or made) directly to borrower for completed newly constructed properties not previously occupied (including substantial additions to an existing property).

Column 3. Existing Properties: Enter total long-term mortgage loans originated during month for properties previously occupied. (Also include loans for refinancing and property improvements and loans for non-realty purposes.)

Column 4. Total Originations: For land loans and construction loans, enter total originations during month for such categories, with a delineation as to property type in the case of construction loans. For long-term mortgage loans, enter respective sum of columns 2 and 3.

Column 5. Loan Purchases: Enter all long-term mortgage loans acquired during month from other lenders by purchase assignment, with appropriate delineations as to property type and loan type.

Column 6. Total Acquisitions: For long-term mortgage loans, enter respective sum of columns 4 and 5.

Column 7. Loan Sales: Enter all long-term mortgage loans sold during month to other lenders, with appropriate delineations as to property type and loan type. Include loans assigned to mortgage loan insurance companies and agencies.

Column 8. Repayments and Other Terminations: These are residual figures. This residual equals the sum of the Beginning Outstanding Balance (column 1) plus Total Acquisitions (column 6) minus the sum of Loan Sales (column 7) and Ending Outstanding Balance (column 10). For land loans and construction loans, substitute the figures under Total Originations (column 4) for Total Acquisitions (column 6).

Column 9. Total Dispositions: For long-term mortgage loans only, enter the sum of columns 7 and 8, if there are entries under column 8.

Column 10. Ending Outstanding Balance: Enter total loans outstanding, gross of valuation reserves, as of the end of the month. The net change between beginning outstanding balance and ending outstanding balance must equal the difference between Total Acquisitions (column 6) and Total Dispositions (column 9), in the case of long-term mortgage loans. For land loans and construction loans, the net change between beginning and ending outstanding balances must equal the difference between Total Originations (column 4) and Repayments (column 8).

B.8. Specified Repayments. The memorandum note at the bottom of the form calls for two figures:

(a) Prepayments in Full of Long-Term Loans on 1-4 Family Nonfarm Homes: Enter in the space provided, without regard to type of loan, the amount of prepayments in full, sometimes called "pay-offs" or "satisfactions," of long-term mortgage loans on 1-4 family nonfarm homes.

(b) Total Cash Repayments of Principal of Loans on All Properties: Enter in the space provided, total cash repayments of principal (prepayments as well as scheduled amortization repayments) of loans on all properties. This figure should reflect the cash flow from loan repayments that can be reloaned.

C. Instructions for Preparing HUD-136.2—Mortgage Loan Commitments

C.1. Object of Reporting. This form is designed to ascertain the volume of outstanding commitments to acquire mortgage loans that are to finance the construction or acquisition of properties. Excluded are commitments in the form of allocations or allotments given by long-term investors to their mortgage correspondents or in the form of repurchase agreements.

C.2. Commitments to Be Reported. The reporting form consists of two parts: I. Total Outstanding Commitments at the End of the Month, and II. New Commitments Made During Month and Still Outstanding at the End of the Month. Total Outstanding Commitments at the End of the Month consists of commitments outstanding at the beginning of the month that were neither taken down nor cancelled during the month plus commitments made during the month that are still outstanding at the end of the month.

C.2.a. New Commitments. Report only new commitments to builders or property owners, made by your bank for its own account during the month, which are still outstanding at the end of the month. Exclude commitments to builders or property owners made by your bank in the name of, or for the account of, another lender that has agreed to take down the specific mortgage loan after it has been closed.

Commitments entered into and taken down during the same month should be excluded. Similarly, exclude commitments both made and cancelled in the same month. Earlier commitments which were cancelled and then reinstated should be reported as new commitments.

The amount of commitment to be reported should be the actual cash outlay covered by the commitment, even though it may not equal the face amount of the loan.

C.2.b. Total Outstanding Commitments. Report only outstanding commitments to builders or property owners made by your bank for its own account. Exclude commitments to builders or property owners your bank makes in the name of, or for the account of, another lender that has agreed to take down the loan after it has been closed. Also exclude commitments under repurchase agreements and allocations or allotments to mortgage loan correspondents.

C.3. Specific Instructions

C.3.a. Entries Under Columns. Each part of the form has five columns denoting property type: (1) 1-4 Family Nonfarm Homes, (2) Multifamily Residential Properties, (3) Nonfarm Nonresidential Properties, (4) Farm Properties, and (5) All Properties. All commitments should be entered under one of the first four columns. Column 5 equals the sum of columns 1 through 4.

C.3.b. Entries on Lines. Under Parts I and II the form distinguishes, in the left-hand stub, commitments for: A. Loans for New Properties and B. Loans For Existing Properties. In the case of commitments for loans on new properties, the left-hand stub identifies three possible commitment situations: 1. For Construction Loan Only, 2. For Construction Loan with the Long-Term or "Permanent" Mortgage Loan also to be provided by your bank, and 3. For Long-Term or "Permanent" Loan Only. Line A.4 of each section provides space for the respective subtotals.

1. Mortgage Loan. The term "mortgage loan" means indebtedness, whatever the purpose, incurred by private borrowers, which is secured by a mortgage or other lien (first or inferior) on real property located in the United States, including the District of Columbia, and all U.S. territories and possessions such as the Canal Zone, Guam, Puerto Rico, and the Virgin Islands. Mortgage loans on property located in Canada or other foreign countries are to be excluded from the statistics. The borrower must be a private individual, partnership, corporation, or association, whether operating for profit or not.

Ordinarily, a mortgage loan is secured by a mortgage lien on real property, and this lien may be exercised in the event of default of the loan. In those states where a mortgage lien is not employed, a lien on the underlying property may be achieved by a land contract, deed of trust, or other legal mechanism by which the lender assumes ownership of the property in the event of default. The mortgage lien is usually a first lien, especially for financial institutions subject to Federal or state supervision, but it may be a second or inferior lien.

The term "mortgage loan" **excludes** the following:

- Mortgage loans on maritime ships, aircraft, or railroad rolling stock.
- Bonds secured by a mortgage on real property (e.g., corporation bonds issued to finance an industrial plant and railroad or public utility "mortgage bonds").
- "Municipal securities" issued by state or local governments or other public bodies (even though they may use the words "mortgage bond").
- Loans to real estate companies, mortgage companies, or other financial institutions, where real estate mortgage loans are pledged as collateral against the loans made to such institutions.
- Certificates of participations or other credit instruments issued against a pool of mortgage loans.

2. Delineations of Mortgage Loans

2.a. Type of Property

2.a.1. Loans on 1-4 Family Nonfarm Homes include any loan secured by a mortgage or other lien on a nonfarm property containing one, two, three, or four dwelling units. They include apartments located in a condominium residential building, and loans for homes under construction.

2.a.2. Loans on Nonfarm Multifamily Residential Properties include any loan secured by a mortgage or other lien on a non-farm residential property with five or more dwelling units. The dwelling units may be situated in apartment houses, apartment hotels designed primarily to house persons on a more or less permanent basis, and housekeeping dwellings with commercial units combined where use of the facilities is primarily residential. Also included are loans for apartment houses under construction.

2.a.3. Loans on Nonfarm Nonresidential Properties include loans secured by a mortgage or other lien on nonfarm business and industrial properties, office buildings, hotels, churches, hospitals, group medical buildings, educational and charitable institutions, dormitories, clubs, association buildings, nursing or convalescent homes, congregate homes for the aged or orphans, and other properties that are not classified as residential or farm. Also included are loans for nonresidential properties under construction.

2.a.4. Loans on Farm Properties include any loan secured by a mortgage or other lien on farm land the improvements thereon. Also included are soil and water conservation loans and farm ownership loans insured by the Farmers Home Administration, if the borrower is a private individual, partnership, or corporation.

2.b. Type of Loan—Any loan secured by a mortgage or other lien on a residential property containing 1-4 family dwelling units and insured by the Federal Housing Administration is to be counted under **1-4 Family Homes, FHA-Insured**. Any mortgage loan on a multifamily (containing five or more units) residential property and insured by the Federal Housing Administration is to be included under **Multifamily Residential, FHA-Insured**. Any loan guaranteed or insured by the Veterans Administration and secured by a mortgage or other lien on a residential property is to be included under **1-4 Family Homes, VA-Guaranteed**.

Any loan secured by a mortgage or other lien on real property and not insured by the Federal Housing Administration or guaranteed by the Veterans Administration is to be regarded as a conventional loan. If the property is residential with 1-4 family dwelling units it is included under **1-4 Family Homes, Conventional**; and if the property is residential with five or more dwelling units, it is included under **Multifamily Residential, Conventional**. If the property is nonresidential, the loan would be included under **Farm or Nonfarm Nonresidential**, as the case may be. Residential loans, insured by the Farmers Home Administration, on nonfarm tracts are to be classified as conventional residential loans.

2.c. Character of Property

2.c.1. Existing Properties refer to any property that has been previously occupied. Included in this category are loans used to finance the purchase of an existing structure, to refinance an outstanding loan, to pay for improvements or alterations on an existing property (including those recently constructed), and to pay for non-realty acquisitions or expenditures. It also includes add-on loans to finance property improvements, payments of taxes and insurance, or other non-realty purposes.

2.c.2. New Properties refer to completed newly constructed properties that have not been previously occupied, and include substantial additions made to an existing property. The distinction between completed "new properties" and completed "existing properties" applies only to originations of long-term loans and to commitments to acquire loans.

2.d. Stage of Construction

2.d.1. Land Loans are mortgage-secured loans on vacant land, other than farm land, to finance the holding of land.

2.d.2. Construction Loans are loans, secured by mortgages, that are used to finance some phase of construction activity, whether erection of buildings or demolition of existing structures to make way for new construction.

2.d.3. Long-Term Loans or "permanent loans" (sometimes called "mortgage loans") are loans secured by mortgages on completed properties (which may be "new" or "existing," as defined above).

3. Transactions Covered. The mortgage loan gross flows comprise four transactions—loan originations, loan purchases, loan sales, and loan repayments and other terminations. The sum of loan originations and loan purchases equals loan acquisitions, and the sum of loan sales plus repayments and other terminations equals loan dispositions. The difference between loan acquisitions and loan dispositions equals the net change between outstanding balance and ending outstanding balance. These transaction categories are defined as follows:

3.a. Loan Acquisitions. Mortgage loan acquisitions are a gross measure of mortgage lending activity by a financial institution or agency, during some given time, regardless of whether an acquisition results from an origination directly with a borrower or from a purchase of a loan from another lender.

3.a.1. Loan Origination is any loan that is made, originated, or closed directly with a borrower by a particular financial institution, by any of its branch offices, or by an agent acting in its name. The amount of the loan originations equals the sum posted by the financial institution on its books at the time of loan closing (or comparable action, in the case of construction loans) and is thereafter counted as part of its mortgage loan holdings.

Owing to different accounting practices, some lenders post loans at cost, and others post the par amounts of loans made. Whatever accounting system your bank uses, please follow it consistently.

Add-ons to an existing loan to finance improvements, payments of taxes and insurance, or for other purposes, should be counted as part of loan originations.

3.a.2. Loan Purchases arise whenever a lender acquires a mortgage loan from another lender who either had originated the loan or had acquired it from someone else. Loan purchases also include purchases of participations in one or more long-term mortgage loans.

In essence, a loan purchase involves a transfer of a mortgage loan from one holder to another in exchange for payment which may be immediate or delayed. Thus, assignment of a loan to an insuring agency or institution when default threatens is construed as a mortgage loan purchase by the insurer.

3.b. Loan Dispositions—Loan dispositions reflect reductions of mortgage loan holdings because of sale, repayment, foreclosure, or other loan terminations. They are calculated either by adding loan sales plus repayments and other terminations or by subtracting the net change in holdings (i.e., the difference between the holdings at the beginning of the period and the holdings at the end of the period) from gross acquisitions (loan originations plus loan purchases).

3.b.1. Loan Sales include sales by loan correspondents to their permanent investors pursuant to commitments, sales without prior formal commitments, and assignments to an insuring agency or institution.

3.b.2. Loan Repayments and Other Terminations are reductions of mortgage loan holdings for reasons other than loan sales. They include contractual or scheduled repayments of principal under an amortization plan, partial prepayments, full repayments where an outstanding loan is extinguished, and terminations of a loan because of foreclosure or other legal action that results in the lender assuming possession of the underlying property in lieu of a mortgage loan. They do not include interest payments on the outstanding loan, service fees, penalties for late interest payments, and deposits into an escrow account for taxes and insurance.

4. Mortgage Loan Commitments

4.a. Definition. The term "commitment" means any firm agreement by a lender to acquire a mortgage loan, either by origination or by purchase, at some later date. The commitment may be written or oral, but the lender must regard it as at least morally, if not legally, binding. Commitments may be for construction financing with or without long-term [a]"permanent" or "mortgage loan") financing intended, or for long-term financing only.

A commitment for a long-term loan may be made directly to a homebuyer, the owner of an income-producing property, or to a builder, by a financial institution or public agency that may or may not intend to hold the resulting long-term mortgage loan.

Commitments for construction loans relate to loans ordinarily advanced to builders to finance the construction of real property, including site improvements or demolition of existing structures. Commitments for construction loans may also be made to individuals building their own homes, or to business or industrial concerns undertaking to construct buildings for their own use.

At the time the lender makes a commitment for a loan, it usually knows the identity of the borrower and the property for which the loan is sought. In the case of commitments for long-term loans given to builders, the identity of the long-term borrower is frequently unknown at the time of commitment, but the lender must approve each borrower before the individual loans may be closed. To minimize double counting, report only commitments for those loans that your institution intends to acquire by origination or purchase in its own name. Exclude loans that are made in the name of, or for the account of, another lender.

Repurchase agreements between one financial institution and another, however, are not regarded as commitments. They relate to mortgage loans already closed, and interpretations given to their fluctuations differ from those given to commitments since a rise in repurchase agreements outstanding generally means less, rather than more, credit availability.

Also excluded from commitments are the allocations or allotments a lending institution gives to a loan originator where neither the borrowers nor the individual properties are known when the allocations are made. These allocations or allotments are not regarded as commitments inasmuch as there are no property or borrower details about which firm agreements can be made.

4.b. Total Outstanding Commitments. For most lenders, month-end total commitments outstanding equal (a) commitments outstanding at the beginning of the month and neither taken down nor cancelled during the month, (b) new commitments made during the month and still outstanding at the end of the month, and (c) undisbursed portions of commitments where there is a partial takedown.

4.c. New Commitments. New commitments refer to new money only. Excluded are time extensions on commitments, renewals, or roll-overs. If an extension, renewal, or roll-over increases the size of the commitment, report only the increased portion. Similarly, if an outstanding commitment is renegotiated, report only the additional amount as a new commitment.

4.d. Character of Property and Stage of Construction. Commitments may be made for loans on "existing properties" (previously occupied or used) or "new properties" (not previously occupied or used). If the property is a "new property," three types of commitments can be given:

4.d.1 (1) Long-Term Loans or "Permanent Loans" Only are loan originations secured by mortgages on completed, newly constructed properties that have not been previously occupied or used.

4.d.2. (2) Construction Loans Only are loans secured by mortgages that are used to finance some phase of construction activity. Excluded are mortgage-secured construction loans for new properties where your institution is to provide the long-term or "permanent" financing. Also excluded are commitments for construction loans that will not be secured by mortgages.

4.d.3. (3) Construction Loans and Also Long-Term Mortgage Loans are mortgage-secured loans where your financial institution is also to provide the long-term or "permanent" financing. Excluded are construction loans for properties where another lender is to provide the long-term or "permanent" financing after construction has been completed. Also excluded are commitments for loans that will not be secured by mortgages.